

Expand ferry service from Patchogue to Watch Hill to accommodate 970 passengers per day.

Pursue the feasibility of developing a secondary ferry terminal adjacent to or within Heckscher State Park that would eventually replace the Sayville terminal.

Develop a mainland ferry terminal site and headquarters facility in Patchogue.

2. Aircraft

Prohibit public use of seaplanes and helicopters on seashore lands.

Work with the Federal Aviation Administration and exempted communities to limit the use of helicopters and fixed-wing aircraft to well-marked landing areas, and develop regulations to govern the use of seaplanes in waters adjoining the communities, restricting use to specific areas in order to minimize safety hazards.

Limit federal use of helicopters to essential management and emergency uses, with designated landing areas near Sunken Forest and Watch Hill.

F. Land-Use Controls

The prohibition of additional private land development within the 17 communities of Fire Island was not intended by the national seashore enabling legislation; however, new development was to be consistent with the conservation and preservation of the barrier island resource. Development was to conform with the traditional low-density residential character of the communities prior to the establishment of the national seashore. Since the seashore was established, widespread controversy has developed regarding the degree of control of private land development, permissible uses, variances, and responsibility for control. The following proposals clarify existing control problems and establish the manner in which future use and development will occur.

1. Promulgation of Model Zoning Ordinance

Develop standards and criteria, in cooperation with local governments and island residents, for a model zoning ordinance that will be applied to permissible development in the 17 exempted communities. (The model ordinance will comprise the basis of a special Fire Island district to be included in the zoning ordinances of the towns of Islip and Brookhaven.)

Ensure that the basic land use is single-family residential; prohibit conversion of structures to multiple-family dwellings.

Reevaluate existing commercial and industrial zoning, with possible "down-zoning" if there are more commercially and industrially zoned areas than required to support existing and future residential uses.

Formulate standards for zoning toward preventing present land abuses. (Any new subdivisions will be limited to large-lot types--half acre or larger; other criteria will include such factors as maximum lot occupancy requirements, building setbacks, height limitations, sign controls, population density controls, controls on grading of sites, installation of swimming pools, and others.)

Local zoning authorities will incorporate the model ordinance into local ordinances within 6 months of promulgation and after amendment of P.L. 88-587.

Encourage local governments to enact a moratorium on construction until the model ordinance is adopted.

Establish a "wetlands district" that will include private and town-owned lands located within fragile wetlands on the bayside of the island in order to prevent additional damage. (Additional development, filling, or bulkheading within the wetlands district will be severely limited or in most cases prohibited.)

Establish a special "dune district" to prevent the type of damage that has resulted from construction of residences and related structures, from unrestricted walking, vehicular use, and other manipulation of the dune system. (The dune district will extend landward for a distance of 40 feet from the crest of the primary dune; if no dune crest exists, the dune crest line will follow the general dune form. Additional construction and other activities on the dunes will not be permitted.)

Once the zoning standards are developed cooperatively with the towns, implementation can be accomplished in a variety of ways. Local enforcement is the most desirable alternative. This approach assumes that local municipalities adopt and enforce a zoning ordinance that conforms to the standards. If these initial steps fail, other options and alternatives will be explored. Injunctive relief based on damage to federal interest may be sought. Direct federal regulation will also be considered. Condemnation remains the final alternative, if these methods fail, to protect the interests of the seashore.

TABLE 7

LIST OF STRUCTURES IN PROPOSED DUNE DISTRICT

Community	Buildings within 40 feet of the dune crest¹	Buildings actually on the dune or seaward of it²
Ocean Ridge	12	6
Davis Park	38	1
Fire Island Pines	22	0
Cherry Grove	33	4
Point O'Woods	6	2
Ocean Bay Park	28	10
Seaview	18	9
Ocean Beach	17	7
Robbins Rest	4	1
Fair Harbor	25	5
Saltaire	19	3
Kismet	0	0
Lighthouse Shores	3	
Seabay Beach	1	Total 48
Dunewood	14	
Surf and Bay Corporation	1	
Atlantique Beach	2	
Elisha T. Barrett Memorial Beach	1	
Tract 3037	1	
Bayberry	3	
Watch Hill	1	
High Dune Management Unit	8	
Total	257	

1 This figure incorporates all structures, part or full, that fall within the 40-foot distance from the inland dune crest line. They will be acquired in the event of 50 percent or greater storm damage.

2 These structures will be acquired as soon as funds are available.

NOTE: Up to 250 unimproved properties within the proposed dune district will be acquired as soon as funds are available.

After legislation is passed providing money for land acquisition, 48 properties containing structures and up to 250 parcels of undeveloped land within the dune district would be acquired by eminent domain. Acquisition of the 48 properties will be evaluated for environmental impact as an implementing action of this general management plan as described in Section I.A.1. paragraph 3, and as provided by National Park Service land acquisition procedures. None of the remaining 209 developed properties within the dune district could be acquired unless the structures on that property were damaged 50 percent or more (see table 7). Landowners would be reimbursed for land acquired as the result of storm damage. Those who had flood insurance would be compensated by the Federal Insurance Administration under the National Flood Insurance Program for damage to insured structures on their land. Owners of uninsured structures would not be reimbursed. Expansion, reconstruction, or major improvements on the 209 structures will be prohibited. Only normal maintenance will be permitted.

Acquire up to 250 unimproved dune properties to prevent additional development.

2. Transfer of Land From the Seashore District to the Development District

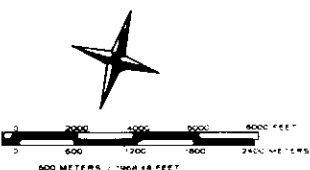
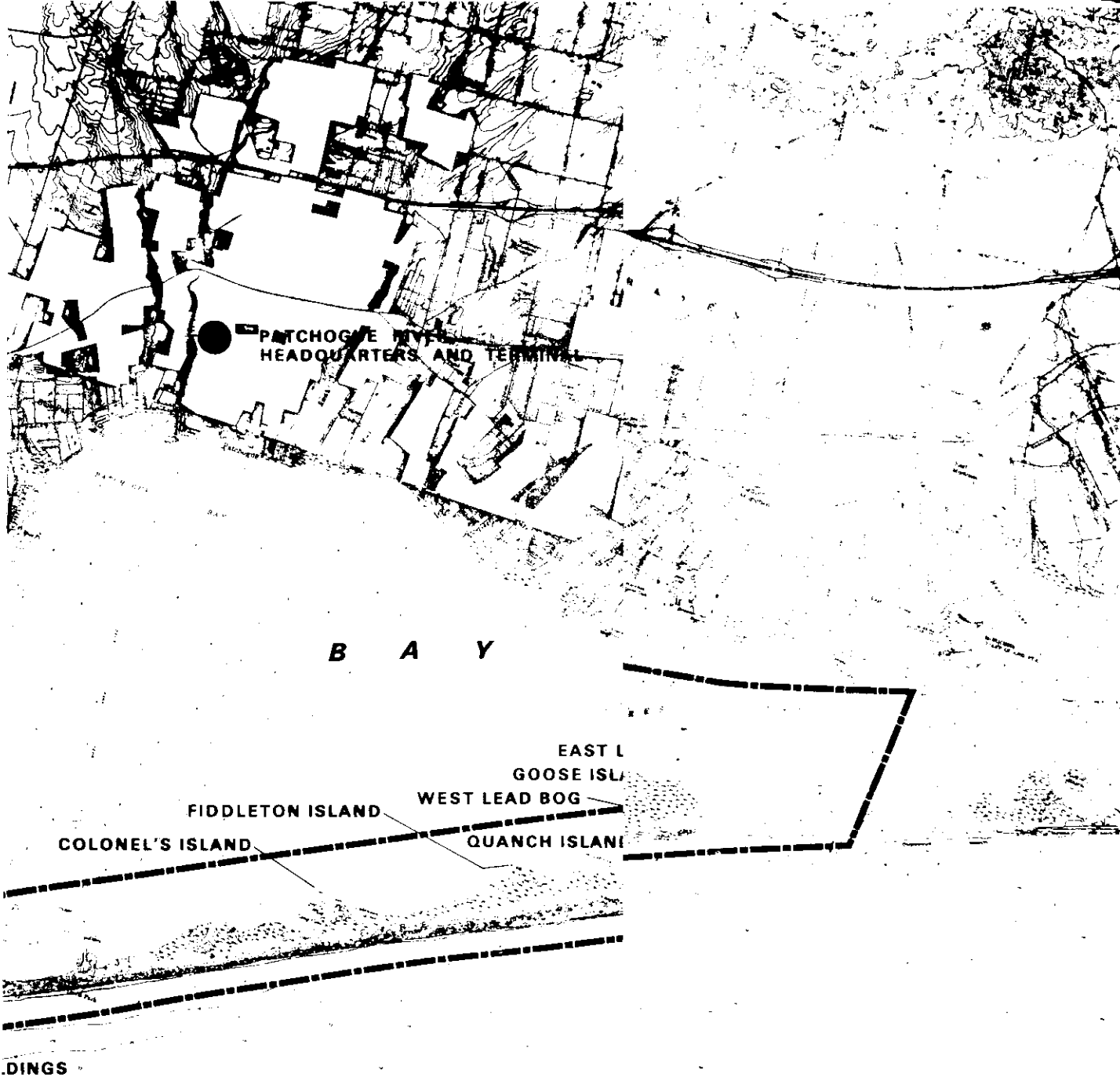
Initiate legislation to transfer 41 acres of land at Davis Park, which includes the Ocean Ridge development, and the 115 improved properties and 3 unimproved properties on the lands from the seashore district to the development district.

Transfer four parcels of already developed property along the western boundary of Water Island bounded on the west by Charach Walk (see figure 2, segment 4).

3. Acquisition of Property Within Exempted Communities Following Major Storm Damage

Seek a legislative amendment to acquire lands within exempted communities if major storm activity destroys 90 percent or more of all structures within a community and damage to each structure is in excess of 50 percent of its fair market value.

Landowners would be reimbursed for land acquired as the result of storm damage. Those who had flood insurance would be compensated by the Federal Insurance Administration under the National Flood Insurance Program for damage to insured structures on their land. Owners of uninsured structures would not be reimbursed, representing a loss to the owner of the cost of the structure.



U.S. STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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TABLE 8
PROPOSED LAND ACQUISITION AND COOPERATIVE MANAGEMENT AGREEMENTS

Acquisitions*	Acreage	District	No. of Parcels	Ownership	Method of Acquisition	Legislative Boundary Change
Patchogue River headquarters site	10.00	—	4	Private	In fee	Yes
Lighthouse tract	90.00	—	1	U.S.C.G.	Surplus property	Yes
Tract 2203	8.50	S	1	Private	In fee	No
Inholdings within federal tracts						
Oakleyville	4.30	S	9	Private	In fee	No
Improved properties located between						
Barrett Beach and Water Island	14.22	S	16	Private	In fee	No
Blue Point	10.61	S	14	Private	In fee	No
Non-federal lands on West Island	11.52	S	39	Private--8.83 acres	In fee,	No
				Suffolk Co.--0.29	donation, or	
				Town of Islip--2.40	exchange	
Inholding within Saltaire	4.00	D	1	Private	In fee	No
Lands adjacent to Heckscher State Park	21.00		1	New York State	Exchange	Yes
Lands east of lighthouse tract	90 (approx.)		1	New York State	Exchange	Yes
Total Proposed Acquisition	264.15		87			
Management Agreements (in lieu of acquisitions)						
Sexton Island (marshland)	56.00	S	1	Town of Islip	None	
Small islands in Great South Bay						
Hospital Island	4.50	S	1	Suffolk County	None	
John Boyle Island	6.00	S	1	Town of Brookhaven	None	
Pelican Island	3.10	S	1	Town of Brookhaven	None	
Ridge Island	35.70	S	1	Town of Brookhaven	None	
Seven small islands north of Old Inlet	9.46	S	7	Town of Brookhaven	None	

* Acquisition of properties located within the dune district is discussed on page

NOTE: All land within a community will be acquired if 90 percent or more of all structures within a community are destroyed by a storm.